

Narrative Description of Marine Industrial (I-3) zone
City of Calais Comprehensive Plan amendments
3 November 2009

- a. The land areas designated I-3 and I-3 – potential future expansion represents an effort by the City to realize its vision of once again becoming an active seaport.
- b. No smaller land use districts exist within the area.
- c. The area affords opportunities for deepwater year-round access to maritime commerce, proximity to international boundaries and a major natural gas pipeline.
- d. The area is adjacent to the St. Croix River, which affords access to deepwater, year-round shipping. The area also is proximate to a major natural gas pipeline, Routes 1 and 9, and the international boundary with New Brunswick, Canada.
- e. A range of industrial and commercial uses are proposed for the area, which are maritime, maritime-related or requiring ready access to shipping and port facilities. Residential densities allowed within the area range from single family to multiple family homes.
- f. Apart from abutting Route 1 and the St. Croix River, the area is not proximate to existing public facilities and services. No public facilities and services are proposed.
- g. The proposed uses capitalize on the areas proximity to the St. Croix River and the availability of the water for deep water year-round port facilities. The land available for such port facilities in Calais is relatively limited. To allow perceived compatible and incompatible (e.g. industrial port facilities and residential uses, respectively, to coexist, the proposed I-3 district provides for additional buffer areas between uses.
- h. No major capital investments are needed to support the proposed land uses.